

ATTACHMENT "B"



August 22, 2003

Supervisor Pete McHugh, Chairperson
Supervisor Jim Beal, Vice-Chairperson
Finance and Government Operations Committee

County of Santa Clara
70 West Hedding St., 10th Flr., East Wing
San Jose, CA

Re: Support of the Fair Oaks Senior Housing Project

Dear Supervisors McHugh and Beal:

I have been informed that the Finance and Government Operations Committee will be reviewing a report on August 22, 2003 on the possible uses of the Fair Oaks project in Sunnyvale. As you may be aware, since 1991 Sunnyvale has anticipated the redevelopment of this site and has worked with a former non profit agency and Charities Housing, the current non-profit agency developer on the location of affordable senior housing on the site.

As we are all aware, the senior population in Santa Clara County is growing and so are the number of seniors who struggle economically. The cost of housing and the limited number of affordable rentals makes it difficult for seniors with low-incomes to afford decent housing. There are 67,000 seniors in the County whose income is less than \$1,250 per month; just about the average cost to rent a market rate one-bedroom apartment. For the majority of this group of seniors truly affordable rentals are not available. It is expected that between 2002 and 2020 the number of seniors who rent will grow by 111%. This means that the number of seniors needing rental housing will grow by more than 2,000 per year over the next 20 years.

In response, the City supports the on-going efforts by Charities Housing to develop affordable senior housing at the Fair Oaks site. This project is a unique opportunity to locate senior housing at a site with a health center available to serve the needs of those residents. The site is within a reasonable proximity to all other services. Specifically, the City of Sunnyvale has recently completed the construction of a 23,000 square foot "state of the art" multi-million dollar Senior Center that is located within a half mile of the Fair Oaks site.

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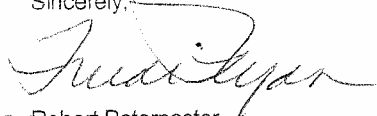
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The Sunnyvale Senior Center provides the booming older adult population a full range of programs and facilities which feature large meeting and program activity rooms; a modern commercial kitchen; a stage; and arts and crafts facilities. The Senior Center is part of the Community Center complex, the recreation focal point for the City, amidst a park setting of grass, trees and fountains that provides numerous leisure and cultural activities, classes, programs and services to the community. The new Senior Center would greatly complement any nearby senior housing.

It is the City's hope that the County will proceed with this project that will include the development of affordable senior housing. The City has set aside funding to assist in the development of the affordable housing and the City looks forward to a collaborative partnership with the County and Charities Housing for the development of senior housing. The City has anticipated this as a pipeline project and has identified possible City funding resources that would provide significant leverage toward the financing of the affordable housing. The creative option of building senior housing over the air rights above parking for the health center would be a demonstration of the County's effort in addressing the affordable housing issue while also collaborating with the City in meeting Sunnyvale's housing needs.

If you have any questions, please call Annabel Yurutucu, Housing Officer at (408) 730-7698.

Sincerely,


for Robert Paternoster
Director of Community Development

Cc County: Supervisor Donald F. Gage
Supervisor Blanca Alvarado
Supervisor Liz Kniss
Chief of Staff, Board of Supervisors

Cc City: Robert S. La Sala, City Manager
Trudi Ryan, Planning Officer
Annabel Yurutucu, Housing Officer